

TRANSFER  
TAX  
PAID

## QUITCLAIM DEED WITH COVENANTS

Sharon Donato of Waterville, Maine for consideration paid, releases to Joseph M. Donato of Waterville, Maine with COVENANTS the land in ~~Waterville~~, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land, which was formally the property of Harvey D. Eaton, situate on Cherry Hill Drive, located in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Commencing at an iron pin on the northerly line of Cherry Hill Drive at a southwest corner of a certain lot or parcel of land sold to Charles W. Keep, thence westerly along and in the northerly line of Cherry Hill Drive a distance of One Hundred forth (140) feet to another pin;

Thence turning and running northerly a distance of about two hundred (200) feet, more or less, (this distance is approximate) to an iron pin marking the southwest corner of Lot No. 41;

Thence turning and running easterly in a southerly line of Lot No. 41 a distance of seventy-two and one tenth (72.1) feet to an iron pin marking the southeast corner of Lot No. 41 and the southwest corner of Lot No. 42;

Thence continuing in a straight line along the southerly line of Lot No. 42 a distance of sixty-one and ninety-five one hundredths (61.95) feet to an iron pin marking the northwest corner of Keep's land;

Thence turning and running southerly in a distance of two hundred ten (210) feet, more or less, (this distance is approximate) to the point of beginning.

The line between Lot No. 48 and Lot No. 47 as originally shown on said Cherry Hill Plan is abolished and the above-described parcel of land is to be taken as one building lot, and shall be known as Lot No. 47.

This conveyance is made upon express conditions, limitations and covenants, as follows:

FIRST: This entire tract, shown by the Cherry Hill Plan referred to above, is restricted to building for residential purposes only by the Waterville Zoning Ordinance, and said Lot No. 47, and all the lots shown by said plan are entitled to and subject to the benefits of said ordinance.

SECOND: It is further covenanted and agreed that neither this Lot No. 47 nor any other lot shown on said plan shall be used for building more than one dwelling house and that no house shall be adapted for use by more than one family.

THIRD: Furthermore, no such house shall be built costing less than Fifteen Thousand Dollars (\$15,000.00) on said Cherry Hill Drive.

FOURTH: No building or any part of a building shall ever be erected or allowed to stand upon said lot within fifty (50) feet

2) BwL

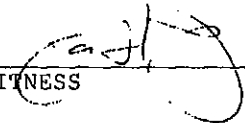
of any of the streets shown on said plan or within ten (10) feet of the boundary line of the lot, except as to corner lots, for instance like Lot No. 1, the set back of fifty (50) from the street shall apply only on the side next to the principal street, that is in the case of Lot No. 1 to the side next to the First Rangeway.

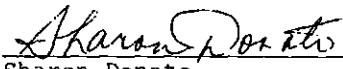
Also hereby conveying a perpetual easement over and upon land in the City of Waterville, Kennebec County, Maine, which land is specifically delineated on a plan dated June 16, 1963, by R. G. Knowlton C. E. and recorded in Kennebec County Registry of Deeds in Book 1305, Page 357. Being the shaded portion indicated on said plan, being ten (10) feet in width and the same being five (5) feet on either side of the sewer line, which has been installed in said easement. The easement herein granted conveys the right of maintenance, repair and replacement of the sewer line constructed within said easement.

Being the same premises conveyed by Joseph M. Donato to Joseph M. Donato and Sharon Donato by deed dated April 26, 2001 and recorded in the Kennebec County Registry of Deeds in Book 6469, Page 23.

Subject to Mortgage from Joseph Donato and Sharon Donato to Wells Fargo Bank, N. A. dated August 25, 2004 and recorded in the Kennebec County Registry of Deeds in Book 8100, Page 158.

WITNESS my hand and seal on 10-09, 2008.

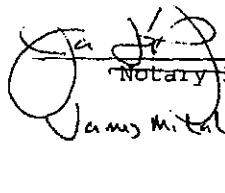
  
WITNESS

  
Sharon Donato

October 9, 2008  
THE STATE OF MAINE  
Kennebec, ss.

Then personally appeared the above named Sharon Donato and acknowledged the foregoing instrument to be her free act and deed.

Before me,

  
Notary Public - Attorney at Law  
James M. Lefebvre

Received Kennebec SS.  
10/14/2008 8:48AM  
# Pages 2 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS